

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that CASCO VIEW HOLDINGS II, LLC

Located At 468 FORE ST

Job ID: 2011-11-2652-ALTCOMM

CBL: 038-F-009-002

has permission to Renovate 2nd Floor computer server room HVAC

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

*[Signature]* 12/8/11  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

SCANNED

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-11-2652-ALTCOMM	Date Applied: 10/28/2011	CBL: <del>038-F-006-001</del> 038-F-009 002	
Location of Construction: <del>245 COMMERCIAL ST (2<sup>nd</sup> floor)</del> 468 Forest	Owner Name: CASCO VIEW HOLDINGS II, LLC	Owner Address: PO BOX 1137 PORTLAND, ME 04104	Phone: 207-791-3317
Business Name:	Contractor Name: Village Builders - Daniel Grant	Contractor Address: 21 New Portland Rd., Gorham, ME 04038	Phone: 207-839-6072
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: Office - MEMIC	Proposed Use: Same - Office - interior alterations	Cost of Work: 170000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 2B IBC 2009
Proposed Project Description: 2nd fl. renovation		Signature: <i>Chpt. Brown 11/22/11</i>	Signature: <i>JMB</i> 12/8/11
Pedestrian Activities District (P.A.D.)			
Permit Taken By:	<b>Zoning Approval</b>		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/conditions 11/9/11 JMB</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> <i>per new CBL</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>OK per Deb A. JMB</i></p> <p>Date: <i>Any ext'n work requires separate review</i></p>
	<b>CERTIFICATION</b>		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-11-2652-ALTCOMM

Located At: 468 FORE ST

CBL: 038- F-009-002

## Conditions of Approval:

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
3. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department

B-3 historic

2011-11-2652



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>245-251 COMMERCIAL STREET, PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>233 SF RENOVATED AREA - 2ND FLOOR</u>	Square Footage of Lot <u>(N/A)</u>	Number of Stories <u>4 (2ND FLOOR)</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>38      F      006</u> <u>038      F      009002</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>CASCO VIEW HOLDINGS II, LLC</u> Address <u>P.O. BOX 1137</u> City, State & Zip <u>PORTLAND ME 04104</u>	Telephone: <u>JERRY DOBRANSKY</u> <u>207-891-5317</u>
Lessee/DBA (If Applicable) <u>MEMIC</u> <u>261 COMMERCIAL ST.</u> <u>PORTLAND MAINE</u> <u>04104</u> <i>24614 per Assessor + Mike H. GMB</i>	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	Cost Of Work: \$ <u>170,000.00</u> <u>1720.00</u> C of O Fee: \$ <u>+ 75.00</u> Total Fee: \$ <u>1795.00</u>
Current legal use (i.e. single family) <u>BUSINESS</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>SECOND FLOOR RENOVATION OF 233 SF IN EXISTING COMPUTER SERVER ROOM INCLUDING HVAC UNIT</u>		
Contractor's name: <u>VILLAGE BUILDERS - DANIEL W. GRANT</u> Address: <u>21 NEW PORTLAND ROAD</u> City, State & Zip <u>BOUNTAM, MAINE 04038</u> Telephone: <u>207-839-6072</u> Who should we contact when the permit is ready: <u>DANIEL W. GRANT</u> Telephone: <u>207-839-6072</u> Mailing address: <u>21 NEW PORTLAND ROAD, BOUNTAM, ME 04038</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Michael F. Gray Architect      Date: 9.9.11

This is not a permit; you may not commence ANY work until the permit is issue

11-8-11



# Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

**One (1) complete set of construction drawings must include:**

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- ~~Cross sections w/ framing details~~
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- ~~Window and door schedules~~
- ~~Complete electrical and plumbing layout~~
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- ~~Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2003~~
- ~~Proof of ownership is required if it is inconsistent with the assessors records.~~
- Reduced plans or electronic files in PDF format are also required if original plans are larger than 11" x 17".
- ~~Per State Fire Marshall, all new bathrooms must be ADA compliant.~~

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- ~~The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.~~
- ~~Location and dimensions of parking areas and driveways, street spaces and building frontage.~~
- ~~Dimensional floor plan of existing space and dimensional floor plan of proposed space.~~

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

## Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- ~~Elevators shall be sized to fit an 80" x 24" stretcher.~~

**For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.**

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**



# Certificate of Design

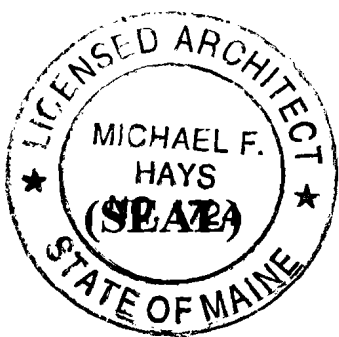
Date: SEPT 9, 2011

From: MICHAEL F. HAYS; ARCHITECT

These plans and / or specifications covering construction work on:

233 CP INTERIOR RENOVATION AT EXISTING  
SECOND FLOOR COMPUTER SERVER ROOM FOR NEW  
ROOFTOP HVAC UNIT.  
245 - 251 COMMERCIAL STREET - PORTLAND

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: Michael F. Hays

Title: PRINCIPAL

Firm: LOUANT HAYS ASSOCIATES

Address: P.O. BOX 679  
FALMOUTH, MAINE 04105

Phone: 207-871-5900

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





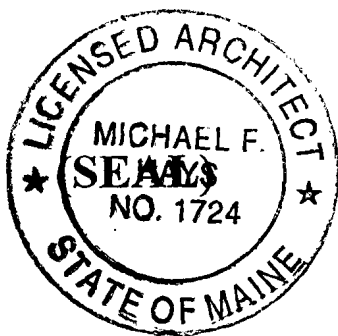
# Accessibility Building Code Certificate

Designer: MICHAEL F. HAYS

Address of Project: 245-251 COMMERCIAL STREET; PORTLAND

Nature of Project: 233 SF INTERIOR RENOVATION AT  
2ND FLOOR EXISTING COMPUTER SERVER  
ROOM FOR NEW REDUNDANT HVAC UNIT

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: Michael F. Hays

Title: PRINCIPAL

Firm: GRANT HAYS ASSOCIATES

Address: P.O. BOX 6179  
FOUNTH, MAINE 04105

Phone: 207. 811. 5900

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design Application

Architect: MICHAEL F. HAYS - ARCHITECT  
 Date: SEPTEMBER 9, 2011  
 Job Name: SECOND FLOOR COMPUTER SERVER HVAC UPGRADE  
 Address of Construction: 245 - 251 COMMERCIAL STREET; PORTLAND, ME

## 2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year: 2009 IBC Use Group Classification (s): BUSINESS  
 Type of Construction: II (000) / II-B  
 Is there a fire suppression system in accordance with Section 903.3.1 of the 2003 IBC? YES Supervisory alarm system? YES  
 Is the structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) N/A  
 Geotechnical/Soils report required? (See Section 1802.2) NO

### Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>N/A</u>	

### Wind loads (1603.1.4, 1609)

Design option utilized (1609.1.1, 1609.6) \_\_\_\_\_  
 Basic wind speed (1809.3) \_\_\_\_\_  
 Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5) N/A  
 Wind exposure category (1609.4) \_\_\_\_\_  
 Internal pressure coefficient (ASCE 7) \_\_\_\_\_  
 Component and cladding pressures (1609.1.1, 1609.6.2.2) \_\_\_\_\_  
 Main force wind pressures (7603.1.1, 1609.6.2.1) \_\_\_\_\_

### Earth design data (1603.1.5, 1614-1623)

Design option utilized (1614.1) \_\_\_\_\_  
 Seismic use group ("Category") N/A  
 Spectral response coefficients,  $S_D$ s &  $S_{D1}$  (1615.1) \_\_\_\_\_  
 Site class (1615.1.5) \_\_\_\_\_

Live load reduction \_\_\_\_\_  
 Roof live loads (1603.1.2, 1607.11) \_\_\_\_\_  
 Roof snow loads (1603.7.3, 1608) \_\_\_\_\_  
 Ground snow load,  $P_g$  (1608.2) \_\_\_\_\_  
 If  $P_g > 10$  psf, flat-roof snow load  $P_f$  \_\_\_\_\_  
 If  $P_g > 10$  psf, snow exposure factor,  $C_e$  \_\_\_\_\_  
 If  $P_g > 10$  psf, snow load importance factor,  $I_s$  \_\_\_\_\_  
N/A Roof thermal factor,  $C_t$  (1608.4) \_\_\_\_\_  
 Sloped roof snowload,  $P_s$  (1608.4) \_\_\_\_\_  
 Seismic design category (1616.3) \_\_\_\_\_  
 Basic seismic force resisting system (1617.6.2) \_\_\_\_\_  
 Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (1617.6.2) \_\_\_\_\_  
 Analysis procedure (1616.6, 1617.5) \_\_\_\_\_  
 Design base shear (1617.4, 1617.5.1) \_\_\_\_\_

### Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3) \_\_\_\_\_  
 Elevation of structure \_\_\_\_\_

### Other loads

N/A Concentrated loads (1607.4) \_\_\_\_\_  
N/A Partition loads (1607.5) \_\_\_\_\_  
 Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404) \_\_\_\_\_

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

[browse city services a-z](#)

[browse facts and links a-z](#)

**CBL** 038 F009002  
**Land Use Type** OFFICE & BUSINESS SERVICE  
**Property Location** 468 FORE ST  
**Owner Information** ~~DICTAR ASSOCIATES II~~  
 PO BOX 3572  
 PORTLAND ME 04104  
**Book and Page**  
**Legal Description** 38-F-9  
 FORE ST 456-474  
 UNION ST 10-20  
 24758 SF  
**Acres** 1.153

*casco view Holdings II*

**Current Assessed Valuation:**

**TAX ACCT NO.** 5808 **OWNER OF RECORD AS OF APRIL 2011**  
 DICTAR ASSOCIATES II  
**LAND VALUE** \$1,370,200.00  
**BUILDING VALUE** \$6,656,600.00  
**NET TAXABLE - REAL ESTATE** \$8,026,800.00  
**TAX AMOUNT** \$146,729.90

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

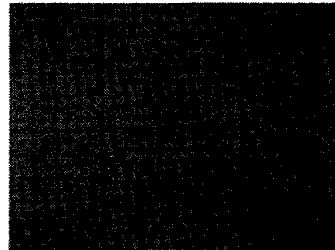


Best viewed at 800x600, with Internet Explorer

**Building Information:**

**Building 2**  
**Year Built** 1983  
**Style/Structure Type** PARKING GARAGE  
**# Units** 1  
**Building Num/Name** 2 - PARKING DECK  
**Square Feet** 61650

[View Sketch](#) [View Map](#) [View Picture](#)



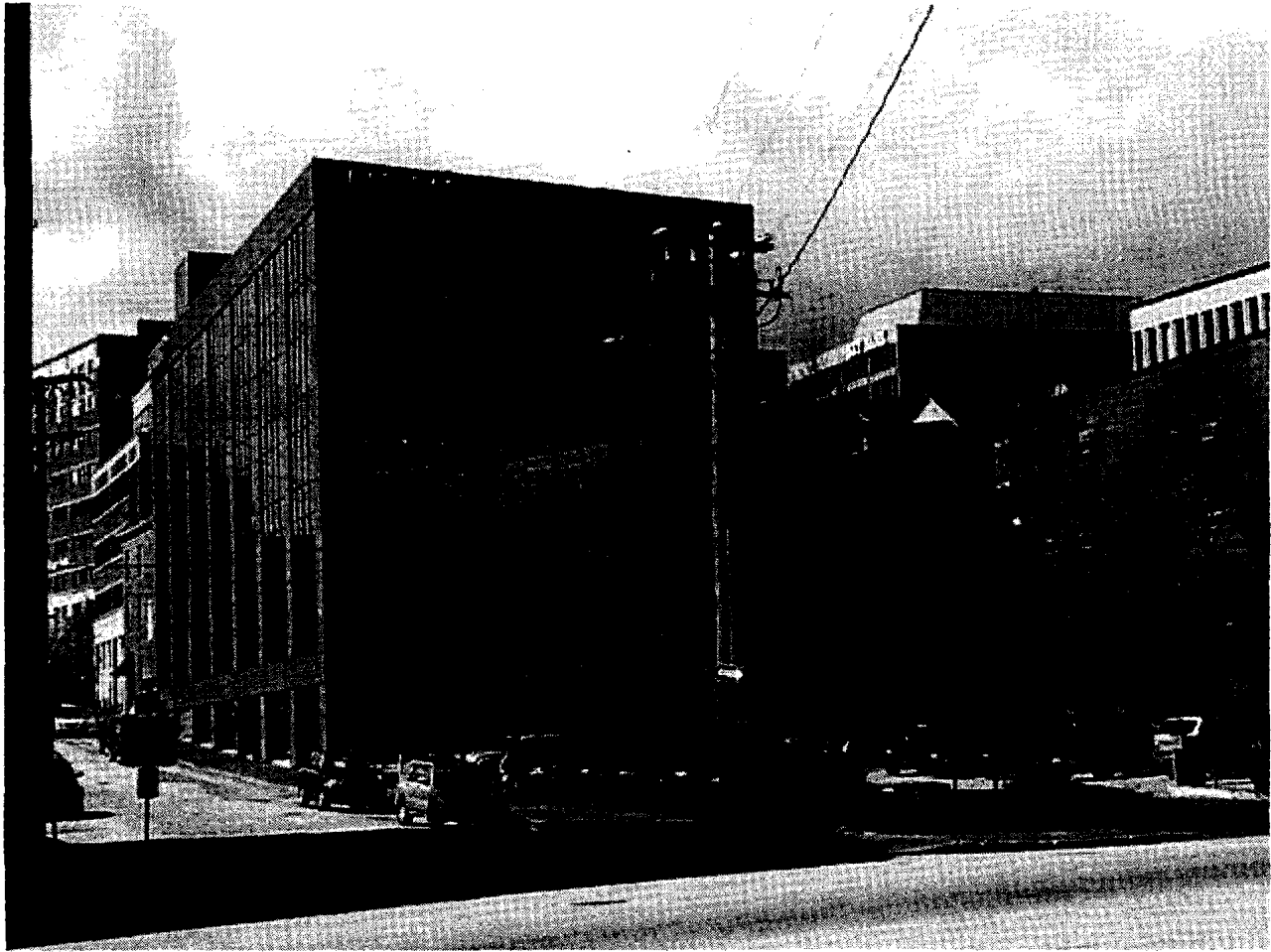
**Exterior/Interior Information:**

**Building 2**  
**Levels** 01/01  
**Size** 20550  
**Use** PARKING GARAGE  
**Height** 8  
**Heating** NONE  
**A/C** NONE

**Building 2**  
**Levels** 02/02  
**Size** 20550  
**Use** PARKING GARAGE  
**Height** 8  
**Heating** NONE  
**A/C** NONE

**Building 2**  
**Levels** 03/03  
**Size** 19350  
**Use** PARKING GARAGE  
**Height** 8  
**Heating** HW/STEAM  
**A/C** NONE

**Building 2**  
**Levels** 03/03  
**Size** 1200



**CASCO VIEW HOLDINGS II, LLC  
245-251 COMMERCIAL STREET, PORTLAND, MAINE 04104  
SECOND FLOOR COMPUTER ROOM HVAC UPGRADES**

**CODE ANALYSIS**

**NFPA 101 Life Safety Code - 2009 Edition**

Building Classification:	Business (8,544 sf x 4 floors = 34,176 sf)
Construction Type:	II (000)
Hazard Classification:	Class B - Ordinary Hazard
Occupant Loads:	Business 100 sf/occ.: 73/floor x 4= 292 Total Actual: 60 occupants
Janitor, Mech, Stor Rating:	1 hour
Stair Rating:	2 hours (one hour if fully sprinkled)
Shafts/Elevators:	2 hours
Area of Refuge:	1 hour rated (none if fully sprinkled)
Minimum Stair width:	44"
Maximum Riser height:	7"
Minimum Tread width:	11"
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied spaces
Maximum ht between landings:	12'-0"
Guardrail Height:	42"
Handrail height:	34"
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum balluster open space:	less than 4"
Max. Allowable Travel Distance:	200' (300' if fully sprinkled)
Max. Allowable Common Path:	75' (100' if fully sprinkled)
Max. Allowable Dead End Corridor:	20' (50' if fully sprinkled)
Minimum Egress Corridor Width:	44"
Minimum Number of Required Exits	2
Minimum Horz Egress Enclosure rating:	1 hr. (none if fully sprinkled)
Separation of exits:	0.5 the diagonal distance (.33 if fully sprinkled)
Panic Hardware	Required if over 50 total occupants
Fire Escapes as means of egress:	Allowed (NA)
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Sprinkler System:	Required
Fire Alarm System:	Required
Portable Fire Extinguishers:	Required

## International Building Code – 2009 Edition

Use Group Classification: Business (B) 8,544 sf x 4 floors = 34,176 sf  
Occupant Loads: Business 100 sf/occ.: 73/floor x 4= 292 Total  
Actual: 60 occupants

### Building Limitations

Construction Type: IIB  
Maximum Height: 3 Story  
Maximum Area / Floor: 23,000 sf  
Height/Area Sprinkler Increases 1 Story/20'(4) and 200% area (69,000 sf)

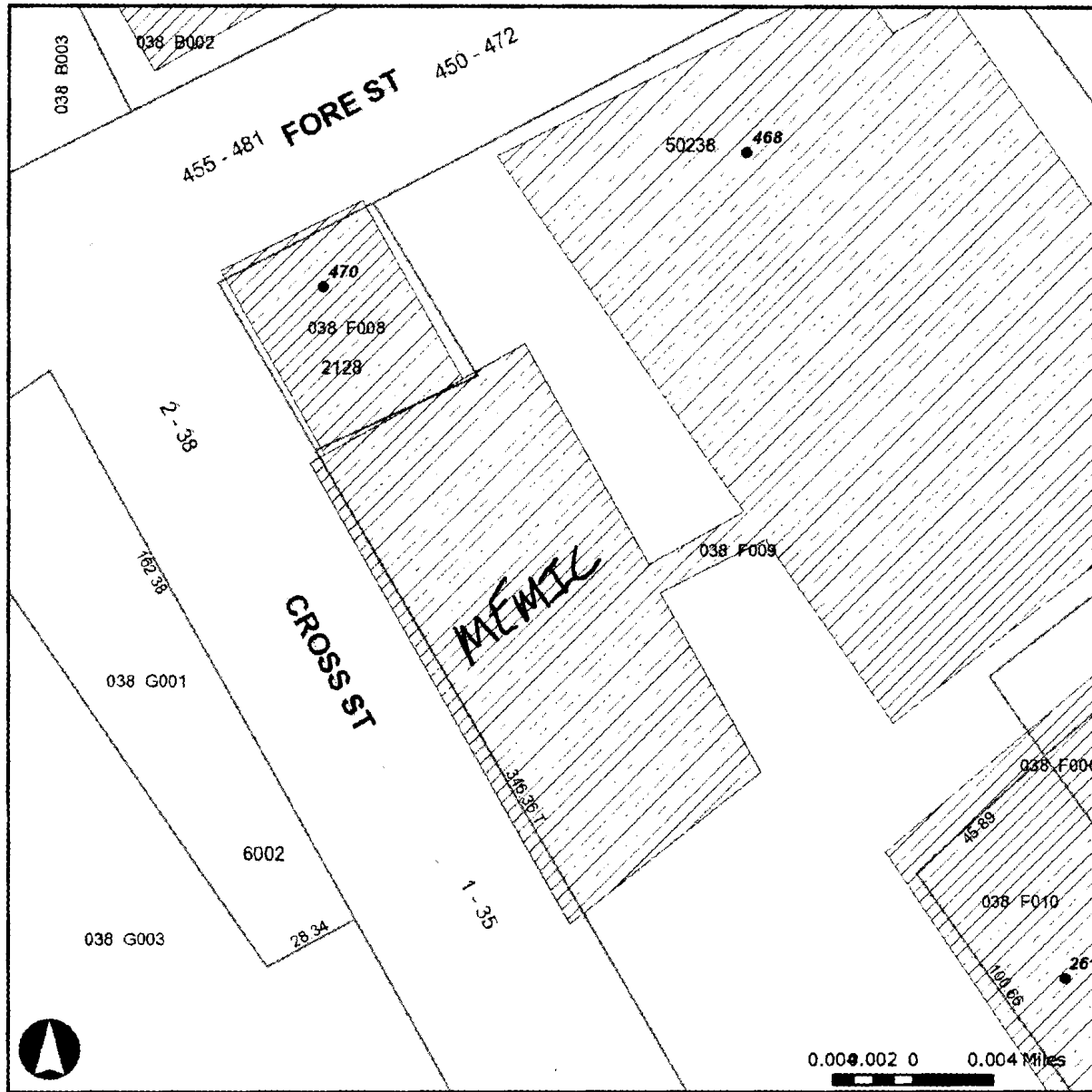
### Fire Resistance Design Criteria

Structural Frame None  
Floor Construction None  
Roof Construction None  
Load Bearing Exterior Walls: None  
Load Bearing Interior Walls: None  
Fire Separation Exits (Stairs): 1 hour  
Shafts & Elevator Hoistways: 2 hours  
Other Assemblies/Smoke Barriers: 1 hour  
Janitor, Mech & Storage Rooms: 1 hour  
Exit Corridors: 1 hour (none if fully sprinkled)  
Minimum Number of Exits: 2 per floor  
Maximum Dead End Corridor Length: 20' (50' if fully sprinkled)  
Maximum Common Travel Path: 75' (100' if fully sprinkled)  
Maximum Exit Travel Distance: 200' (300' if fully sprinkled)  
Minimum Stair/Corridor Width: 44"  
Maximum Riser Height: 7"  
Minimum Tread Depth: 11"  
Minimum Ramp Width: 44"  
Maximum Ramp Pitch: 1:12  
Handrails & Guardrails: Same as NFPA 101  
Minimum Ceiling Height: 7'-6"  
Egress Fire Escapes: Allowed  
Fire Alarm System: Required  
Fire Sprinkler System: Required  
Exit Lighting: Required  
Emergency Lighting: Required  
Portable Fire Extinguishers: Required

### Building Live Loads

Offices Spaces: 50 psf  
Corridors, Lobbies & Stairs: 100 psf

# Map



Interstate 	Traveled Ways 	Jetport 	Ocean 
Streets 	Stream 	County Streets 	
Buildings 	Wetland 	A15 	
	swamp 	A21 	
Parcels 	Lake/Pond 	A31 	
	under_road 	ME Towns 	Land 
	waterbody 	Water Body 	

## QUITCLAIM DEED WITH COVENANT

HARBOR PLAZA ASSOCIATES, a Maine limited partnership with a place of business in Portland, Maine ("HPA"), and DICTAR ASSOCIATES II, a Maine general partnership with a place of business in Portland, Maine ("DA II"), and (HPA and DA II hereinafter collectively referred to as "Grantors"), for consideration paid, grant to CASCO VIEW HOLDINGS II, LLC, a Maine limited liability company with a place of business in Portland, Maine, and an address of Box 1137, Portland, ME 04104-7409 ("CVH II"), with Quitclaim Covenant, certain real property, together with the buildings and all improvements thereon, located on Commercial and Fore Streets, in the City of Portland, Cumberland County and State of Maine, being more particularly bound and described in Schedule A attached hereto and made a part hereof (the "Premises").

The Premises is a portion of the real property conveyed to DA II by deed from P & P Building Co. dated June 24, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6204, Page 344. For interests included herewith, further reference is made to the following instruments recorded at the Cumberland County Registry of Deeds:

1. Deed from Harbor Plaza Associates II ("HPA II") to DA II of even or near date hereto.
2. Release of Rights and Easements from 468 Fore Street Realty, LLC, a Maine limited liability company, to DA II of even or near date hereto.
3. Releases of rights and easements by Portland Harbor Hotel Associates, LLC, a Maine limited liability company, 468 Fore Street Realty, LLC, and HPA II set forth or referred to in a First Amended and Restated Reciprocal Easement and Use Agreement (the "Amended REA") executed by HPA, DA II, HPA II and others, of near or even date hereto.

The Premises includes the building and improvements located thereon, and all air space located above said building and above the Premises, however acquired. The Premises does not include that portion of the air space parcel conveyed to DA II in the above referenced deed from HPA II as is located above adjacent premises of DA II. The within deed does not include a grant of any appurtenant rights in, under, through, over and to land retained by DA II, shown as the Harbor Plaza Parcel and the 468 Realty Parcel on the Easement Plan described in the attached Schedule A.

HPA and DA II hereby convey and assign all their respective interests, fee and leasehold, however acquired, in, under, through, over and to the land, building, improvements and air space within the boundaries of Tracts A and B as described on the attached Schedule A, subject to rights and easements set forth in the Amended REA.

*(Signature page follows)*

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DEC - 8 2011  
Dept. of Building Inspections  
City of Portland Maine